



STAFF REPORT ACTION REQUIRED

85 Hillside Avenue West - Driveway Widening Appeal for a second Vehicle

Date:	March 12, 2007
To:	Toronto and East York Community Council
From:	Manager, Right of Way Management, Transportation Services Toronto and East York District
Ward:	St. Paul's - Ward 22
Reference Number:	Te07016te.row

SUMMARY

This staff report is about a matter which Community Council has delegated authority from City Council to make a final decision.

Transportation Services has assessed an appeal from the owner of 85 Hillside Avenue West for parking a second vehicle on the widened portion of the driveway. We do not recommend approval of driveway widening for a second vehicle at this location because it does not meet the requirements of the Municipal Code. The owner will be given an opportunity to make a deputation before Community Council.

RECOMMENDATION

Transportation Services recommends that Toronto and East York Community Council:

1. deny the request for driveway widening for a second vehicle at 85 Hillside Avenue West; and
2. request that the owner remove the excess asphalt paving and restore the area to soft landscaping.

Financial Impact

There is no financial impact to the City as a result of this report.

ISSUE BACKGROUND

The property owner of 85 Hillsdale Avenue West, a single family detached home with a mutual driveway, submitted an application for driveway widening for the parking of a second vehicle at this location. The applicant was advised that the property was not eligible for the parking of a second vehicle, as the current regulations do not permit the licensing of more than one parking space. This location is currently licensed for driveway widening for one parking space.

The proposal for driveway widening for the parking of a second vehicle is shown on Appendix 'A', the property data map is shown on Appendix 'B', digital photos of the property are shown on Appendix 'C', the applicant's landscape proposal is shown on Appendix 'D' and the existing licensed single parking space is shown on Appendix 'E'.

COMMENTS

Applicable regulations

Driveway widening is currently governed by the criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences. The relevant provisions include:

- limit the number of vehicle parking spaces on the widened portion of the driveway that can be licensed to one.

Reasons for not approving

The property does not meet the above criteria of the current regulations for the following reason:

- the application is for the parking of a second vehicle.

Other factors

This property is not located within a permit parking area.

On this portion of Hillsdale Avenue West, between Duplex Avenue and Colin Avenue, there are nine properties licensed for driveway widening, one of these properties is licensed for two vehicles, and one property licensed for residential boulevard parking.

There is no tree on the front yard at this location. A review of this application by Urban Forestry has determined that there is no suitable planting site for a tree at this location.

A review by Toronto Water has revealed that one downspout at this property has been disconnected by the homeowner in accordance with the requirements of the Downspout Disconnection Program.

Alternate recommendations

While the property is not eligible for driveway widening for the parking of a second vehicle because it does not meet the above-noted requirements of the Municipal Code, the property could meet the other physical requirement of the Code (i.e., setback and landscaping).

Should Community Council decide to grant the appeal for driveway widening for the parking of a second vehicle at 85 Hillside Avenue West, it could recommend that:

1. the parking area for the second parking space not exceeding 2.5 m by 5.9 m in dimension;
2. the applicant pay for the installation of the ramp to service the parking space;
3. the applicant provide the landscape features substantially in accordance with the plan as shown on Appendix 'D' to the satisfaction of the General Manager of Transportation Services; and
4. the applicant pay all applicable fees and comply with all other criteria set out in the former City of Toronto Municipal Code Chapter 248, Parking Licences.

CONTACT

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SIGNATURE

Angie Antoniou
Manager, Right of Way Management

ATTACHMENTS

Appendix 'A' - sketch
Appendix 'B' - property data map
Appendix 'C' - photo
Appendix 'D' - applicant's landscape proposal
Appendix 'E' - sketch showing existing licensed parking space

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